

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Santa Barbara County Consortium

State: CA

PJ's Total HOME Allocation Received: \$22,076,522

PJ's Size Grouping*: B

PJ Since (FY): 1995

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 92			
Program Progress:							
% of Funds Committed	82.44 %	90.22 %	73	90.66 %	7		10
% of Funds Disbursed	76.90 %	80.19 %	53	81.06 %	21		25
Leveraging Ratio for Rental Activities	5.85	5.73	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	98.45 %	72.76 %	19	81.27 %	67		56
% of Completed CHDO Disbursements to All CHDO Reservations***	79.82 %	60.11 %	27	68.23 %	70		65
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.75 %	78.04 %	47	79.86 %	47		44
% of 0-30% AMI Renters to All Renters***	42.97 %	41.03 %	39	44.82 %	46		45
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.72 %	92.04 %	45	94.65 %	41		41
Overall Ranking:			In State: 16 / 92	Nationally:	70		70
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$52,256	\$32,339		\$25,419	263	Units	74.90 %
Homebuyer Unit	\$34,536	\$19,480		\$14,530	74	Units	21.10 %
Homeowner-Rehab Unit	\$25,617	\$26,371		\$20,251	13	Units	3.70 %
TBRA Unit	\$600	\$2,782		\$3,156	1	Units	0.30 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Santa Barbara County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$90,585	\$142,244	\$37,662
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.06

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	33.7	28.4	69.2	100.0
Black/African American:	6.2	1.4	0.0	0.0
Asian:	1.2	1.4	7.7	0.0
American Indian/Alaska Native:	0.4	1.4	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.4	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.6	0.0	0.0	0.0
Asian/Pacific Islander:	0.8	1.4	0.0	0.0

ETHNICITY:

Hispanic	55.8	66.2	23.1	0.0
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HOUSEHOLD SIZE:

1 Person:	31.4	8.1	53.8	0.0
2 Persons:	14.7	17.6	15.4	100.0
3 Persons:	12.8	25.7	7.7	0.0
4 Persons:	16.7	24.3	0.0	0.0
5 Persons:	14.0	13.5	15.4	0.0
6 Persons:	5.8	8.1	7.7	0.0
7 Persons:	2.7	1.4	0.0	0.0
8 or more Persons:	1.6	1.4	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	22.9	16.2	0.0	0.0
Elderly:	4.7	0.0	76.9	0.0
Related/Single Parent:	14.0	23.0	7.7	0.0
Related/Two Parent:	36.8	59.5	7.7	0.0
Other:	21.3	1.4	7.7	100.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	22.5	0.0 [#]
HOME TBRA:	0.4	
Other:	27.1	
No Assistance:	49.6	

of Section 504 Compliant Units / Completed Units Since 2001 45

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Santa Barbara County Consortium **State:** CA **Group Rank:** 70
State Rank: 16 / 92 PJs **Overall Rank:** 70
Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	98.45	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	79.82	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.75	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	97.72	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.02	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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